

WARRANTY DEED

Helen Clare Murphy, a single person, GRANTOR, in consideration of Ten (\$10.00) Dollars and other valuable consideration received from GRANTEE, Donald M. Vervaecke, Trustee, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That part of the SE 1/4 of Section 21, T14N, R13E of the 6th P.M., Sarpy County, Nebraska described as follows: Commencing at the SE corner of said SE 1/4; thence North (assumed bearing) 1478.98 feet on the East line of said SE 1/4 to the point of beginning: said point being 517.68 feet South of the South line of Sunrise Addition as surveyed, platted and recorded in said Sarpy County; thence S89°58'22"W 2145.37 feet on a line 517.68 feet South of and parallel with the South line of said Sunrise Addition to the East line of Cedar Island Road; thence N05°44'31"E 386.50 feet on the East line of Cedar Island Road; thence N19°21'11"E 105.09 feet on the East line of Cedar Island Road; thence N49°46'55"E 52.70 feet on the East line of Cedar Island Road to the SW corner of said Sunrise Addition; thence N89°58'22"E 2031.63 feet on the South line of said Sunrise Addition and its Easterly extension to the East line of said SE 1/4; thence South 517.68 feet on the East line of said SE 1/4 to the poitn of beginning. Containing 25.12 acres more or less. Except that part taken for road right of way.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except right of way, liens, easements and encumbrances of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Executed this 18 day of June 1992.

D M Vervaecke
Witness

Helen Clare Murphy
Helen Clare Murphy

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